

901.96-1261

DEVELOPERS' KIT

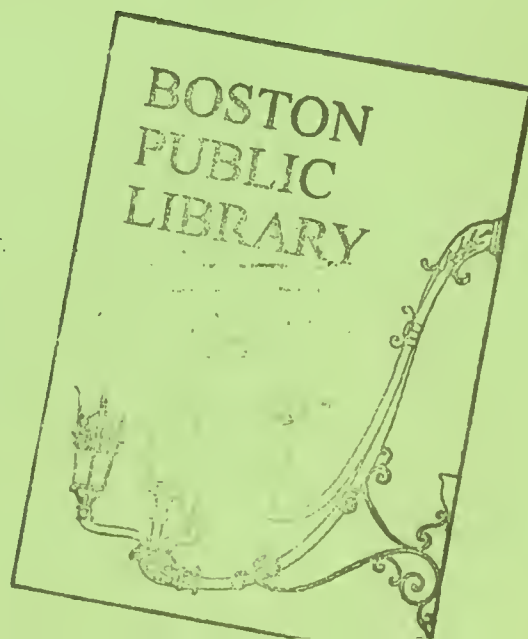
PARCEL R-87

Charlestown Urban Renewal Area
Tremont, Prospect and Edgeworth Streets

CITY OF BOSTON
RAYMOND L. FLYNN
Mayor

BOSTON REDEVELOPMENT AUTHORITY
STEPHEN COYLE
Director

ROBERT L. FARRELL
Chairman
JOSEPH J. WALSH
Vice-Chairman
JAMES K. FLAHERTY
Treasurer
CLARENCE J. JONES
Vice-Treasurer
MICHAEL F. DONLAN
Vice-Chairman, Sub-Committee
KANE SIMONIAN
Secretary



DEVELOPERS KIT
FOR
PARCEL R-87
CHARLESTOWN
CHARLESTOWN URBAN RENEWAL AREA, MASS PROJECT R-55

NOVEMBER, 1988

Boston Redevelopment Authority
Stephen Coyle, Director

DEVELOPERS KIT
CHARLESTOWN RESIDENTIAL DEVELOPMENT
PARCEL R-87

TABLE OF CONTENTS

Introduction Procedures for Developer Designation

- I. Statement of Purpose
- II. Requirements
- III. Selection Criteria
- IV. Disposition Procedures
- V. Submission Requirements
- VI. Parcel Description
- VII. Development Concept
- VIII. Design Guidelines
- IX. Pro Forma Guidelines

APPENDICES

Advertisement
Disposition Map
Pro Forma
Disclosure Statement

I. STATEMENT OF PURPOSE

This vacant site is recommended for sixteen units of rowhouse style housing. The purpose of this disposition is to provide opportunities to Charlestown residents, particularly moderate, and upper moderate income residents, to become first time homeowners. To achieve this goal, the BRA will assist eligible purchasers gain access to below-market mortgage financing where applicable, from the state Homeownership Opportunity Program and the Massachusetts Housing Finance Agency.

II. REQUIREMENTS

Affordable Housing

The Boston Redevelopment Authority's primary objective for the development of this parcel is the creation of housing units that create affordable homeownership opportunities for moderate and upper moderate income residents of Charlestown whose income is in the range of \$23,000 - \$60,000 per year. Proposals should respond to the target of a minimum of 50% of the units being affordable to households within this range. Proposals that provide an equal mix of income tiers within the range will be given preference.

Community Participation

A community participation process has been established to facilitate the development of this parcel. This process is intended to ensure that Charlestown residents have a voice in determining the type and scale of development. The process will involve the Charlestown Neighborhood Council, which will review proposals and submit recommendations for selection.

Affirmative Marketing Plan

The successful developer will be required to comply with the city's Fair Housing Plan to guarantee equal access to affordable housing. The developer shall also be required to submit an Affirmative Marketing Plan which shall be subject to Authority review and approval. Up to seventy (70%) percent of the units can be targetted to Charlestown residents as part of an anti-displacement plan. Those developers utilizing the anti-displacement preference must set a percentage goal for minority applicants. The other units will be part of an affirmative marketing plan that includes city-wide outreach.

III. SELECTION CRITERIA

The Authority will give preference to the proposals that best meet the requirements for this site. Specific criteria for review include:

- ° Response to a 50% affordable housing target and the breakdown of units available to different income groups.
- ° The provision of Fee-simple ownership opportunities.
- ° The design of units with emphasis on large two and three bedroom units.
- ° Documentation that the developer has no outstanding back property tax delinquency owed to the City of Boston; no outstanding sanitary code violations, documented by the Inspectional Services Department on properties owned by the developer; no conviction record for arson; and no outstanding violations of the Rent Equity ordinance; and no unresolved fair housing complaints as determined by the Boston Fair Housing Commission.
- ° The inclusion of a plan to guarantee the long-term affordability of housing.
- ° The capability, experience and financial strength of the developer.
- ° The financial feasibility of the proposed development documented by development and sales pro formas as described in the attached forms.
- ° The provisions for adequate parking with a minimum number of curb cuts and appropriate access as well as provision of open space.
- ° The degree to which a development proposal will or can gain neighborhood support.

IV. DISPOSITION PROCEDURES

The Boston Redevelopment Authority requests that applicants submit proposals no later than 5:00 p.m. on January 23, 1989 to the Authority, 9th floor City Hall, One City Hall Square, Boston, Massachusetts 02201. For questions regarding proposal submissions, please contact - Laura Burns at (617) 722-4300.

All proposals must conform to the submission requirements and first stage guidelines outlined on the pages which follow. At any time, the Authority may request additional information from any applicant.

A development team submitting proposals may be invited to make

a formal presentation to the Authority during the initial phase of the selection process. In addition, developers may be asked to present their development scheme to the Charlestown community.

The Authority will recommend tentative designation of the developer whose proposal best meets the criteria listed in this kit. The proposal will be subject to subsequent stages of BRA development review and community input, prior to consideration for final designation.

Development proposals will be subject to all City of Boston zoning and building regulations, Fair Housing policies and procedures, as well as applicable state and city environmental reviews. Although the Authority is prepared to provide appropriate assistance, the developer will be responsible for the preparation of any environment studies or reports which may be required.

The development will be assessed and taxed by the City of Boston under M.G.L. Chapter 59, Real Estate Assessment Procedures. The developer will agree to accept this parcel in an as-is condition. The Authority reserves the right to reject any and all proposals.

V. SUBMISSION REQUIREMENTS

Applicants' Information

All respondents shall submit ten (10) copies of a bound booklet containing the material required. In addition to full-size scale drawings, each copy shall include drawings reduced to 8½" x 11".

1. Letter of Interest introducing the development team, including the developer, architect and other consultants.
2. Relevant past experience of development team on projects of this size and scope.
3. Developer's Statement of Public Disclosure, Developer's Statement of Qualification and Financial Responsibility (form HUD-6004 enclosed).

Design Submission

1. Context Plan at 1"=100ft., indicating the project's relationship to adjacent properties.
2. Site Plan at 1"=40ft., indicating location, number and type of units as well as roadway configuration, open space and amenities, approximate finish topography, parking and landscaping.
3. Typical unit plans (minimum scale: 1/8"=10") indicating unit type and layout, interior and exterior materials in sufficient detail to describe the character of the proposal.
4. A building and site section at 1"=40ft., illustrating the relationship between building and topography.

5. Elevations of all facades within the context of adjacent buildings are required. The elevations must be in sufficient detail to examine the relationships of proposed and existing window openings, cornice lines, and entrances. (Minimum scale: 1/16" to 1-0").

Financial Submission

1. A summary of the proposal including proposed uses, proposed ownership structure and the anticipated development schedule. Development and sales pro forma are required (See Pro Forma Requirements).
2. Letter of Interest from a financial institution or source of funding for land acquisition, construction financing and permanent financing.

Submission Fee

A submission fee of \$25.00 is required, drawn to the order of or assigned to the Boston Redevelopment Authority.

VI. PARCEL DESCRIPTION

This parcel of land is bounded by Tremont, Prospect and Edgeworth Streets. The parcel has a distinct change in elevation and a 15-20 foot poured reinforced concrete retaining wall separates the parcel. The parcel contains approximately 47,298 square feet. A portion of the site will remain as a community park.

VII. DEVELOPMENT CONCEPT

The design should provide an exciting, urban residential development appropriate to this unique location in Charlestown. It should exhibit a strong architectural relationship with the surrounding neighborhood and adjacent properties.

Uses

1. A residential development of 16 dwelling units is required.
2. A minimum of 1.0 parking spaces per unit is required. Parking and service areas may be provided at grade but must not be visible from Tremont Street. Proposals which exceed 1.0 parking space per unit are preferred.
3. Proposals that provide opportunities for homeownership are strongly encouraged. Single family fee-simple ownership is preferred.
4. The existing open space along Prospect Street which is currently used as a community park will be maintained as such and is expected to be conveyed to the City Parks Department or a non-profit community agency.

VIII. DESIGN GUIDELINES

I. Massing

- A. The building wall along Tremont and Prospect Streets shall be on the property line. The design should emphasize and follow the curve of streets.
- B. The new development shall be 2½ story structures following the vernacular of the existing single family structures. Two and three bedroom units are required.
- C. The building height for the new development shall not be greater than 35 feet. Dimensions of the units shall not be less than 20 feet by 35 feet.
- D. Window openings in the main facade shall be approximately 2'-6" to 3 feet in width and 5 feet to 6 feet in height, unless documentation of adjacent residential structures presented.
- E. Existing cobblestone street should be retained and refurbished as a pedestrian way and/or access road to parking.
- F. Residential uses require that privacy be provided to the ground floor areas. From the sidewalk level to new window opening, the sill height shall be a minimum of 5'-3" to 5'-6" above ground level to give occupancy privacy.
- G. Each unit is to include a full basement and accessible, unfinished attic space for potential future expansion.
- E. Rowhouse pattern of development is preferred to attain the desired density. Sideyards are required between every 4 units.

II. Amenities

- A. Separate entrances to individuals units from the public street are desired.
- B. Private open space for each unit is required. Enclosed back yards are preferred. Balconies and terraces facing the interior of the development may also be desired.
- C. A strategy for the provision of new sidewalks, street trees, and street lamps is required.
- D. A public open space of approximately 10,000 s.f. shall be provided in its existing location on Prospect Street. Privacy fencing separating the open space from the housing is required. Chainlink fencing is not permitted.

- E. Parking and service areas shall be off-street and part of an internal access way. A minimum number of curb-cuts is recommended with no parking in front yard setbacks.
- F. Design of housing should maximize passive solar gain and provide for energy conservation and insulation systems to minimize annual utility costs.
- G. The existing masonry retaining wall is to be maintained and repaired as necessary.

MATERIALS

- A. The only materials permitted on the facades visible from the bounding streets is red brick or wood clapboard. No other materials are to be accepted. Mortar will be colored and properly raked. Red brick will begin a maximum of 10 inches above the foundation wall. Granite sills and lintels are encouraged.
- B. Windows shall be compatible to the neighborhood, no smaller than 2-over-2 or 1-over-1, double hung sash. The window sash and framing may be metal or wood, but must have a color (if metal the finish must be factory applied) compatible with the neighborhood. Colors are subject to Authority approval.
- C. Shutters will be permitted if they are wooden and operable. The shutters shall be hinged and when closed completely secure the window.
- D. Openings, in the main facade for air conditioning vents and grills, are not permitted.
- E. Exterior doors are to be wood. No white metal doors are permitted, frames are to be painted to match the rest of the trim in a color subject to Authority approval.
- F. Pitched roofs are required and must be a minimum of 9 in 12 slope. Roof dormers are encouraged but if visible from public ways must be pitched. Shead roof dormers are permitted on the private exposures.
- H. Openings in the roof must be kept to a minimum to preserve the traditional configuration of roof forms. No mechanical units will be allowed above the roof. All projections will be carefully sized and located.
- I. No balconies are permitted in the street facades. Balconies are allowed only in the rear facade of the buildings.
- J. All color and materials shall be submitted to the BRA Urban Design staff for approval.

IX. PRO FORMA GUIDELINES

Development and sales pro formas are required. These pro formas should contain the following information:

1. Gross and net square footages.
2. Land square footages for the Public Parcels as well as for any contiguous parcels included in the development submission.
3. Acquisition prices for the Public Parcels, and any contiguous parcels included in the development submission.
4. Estimates of construction start, certificate of completion and stabilized year.
5. Detailed estimates for basic and soft construction costs.
6. Estimated Gross Sales Income by unit.
7. Analysis of cost of ownership by households purchasing affordable units.

NOTE: The attached pro forma may not be adequate to accurately depict proposed financing structure. Appropriate modifications should be made with ample annotations being provided.

018/wej

PUBLIC ADVERTISEMENT
BOSTON REDEVELOPMENT AUTHORITY

HOUSING DEVELOPMENT OPPORTUNITY

IN THE

CHARLESTOWN URBAN RENEWAL AREA

PARCEL R-87, CONSISTING OF APPROXIMATELY 47,298 SQUARE FEET OF LAND LOCATED AT PROSPECT, TREMONT AND EDGEWORTH STREETS IS AVAILABLE FOR PURCHASE AND DEVELOPMENT FROM THE BOSTON REDEVELOPMENT AUTHORITY IN ACCORDANCE WITH ITS USUAL POLICIES AND PROCEDURES, APPLICABLE FEDERAL REGULATIONS, AND PROVISIONS OF THE CHARLESTOWN URBAN RENEWAL PLAN.

THE PRIMARY OBJECTIVE OF THIS SOLICITATION IS TO GENERATE HOUSING IN CHARLESTOWN, PARTICULARLY UNITS AFFORDABLE TO MODERATE AND UPPER-MODERATE INCOME FAMILIES.

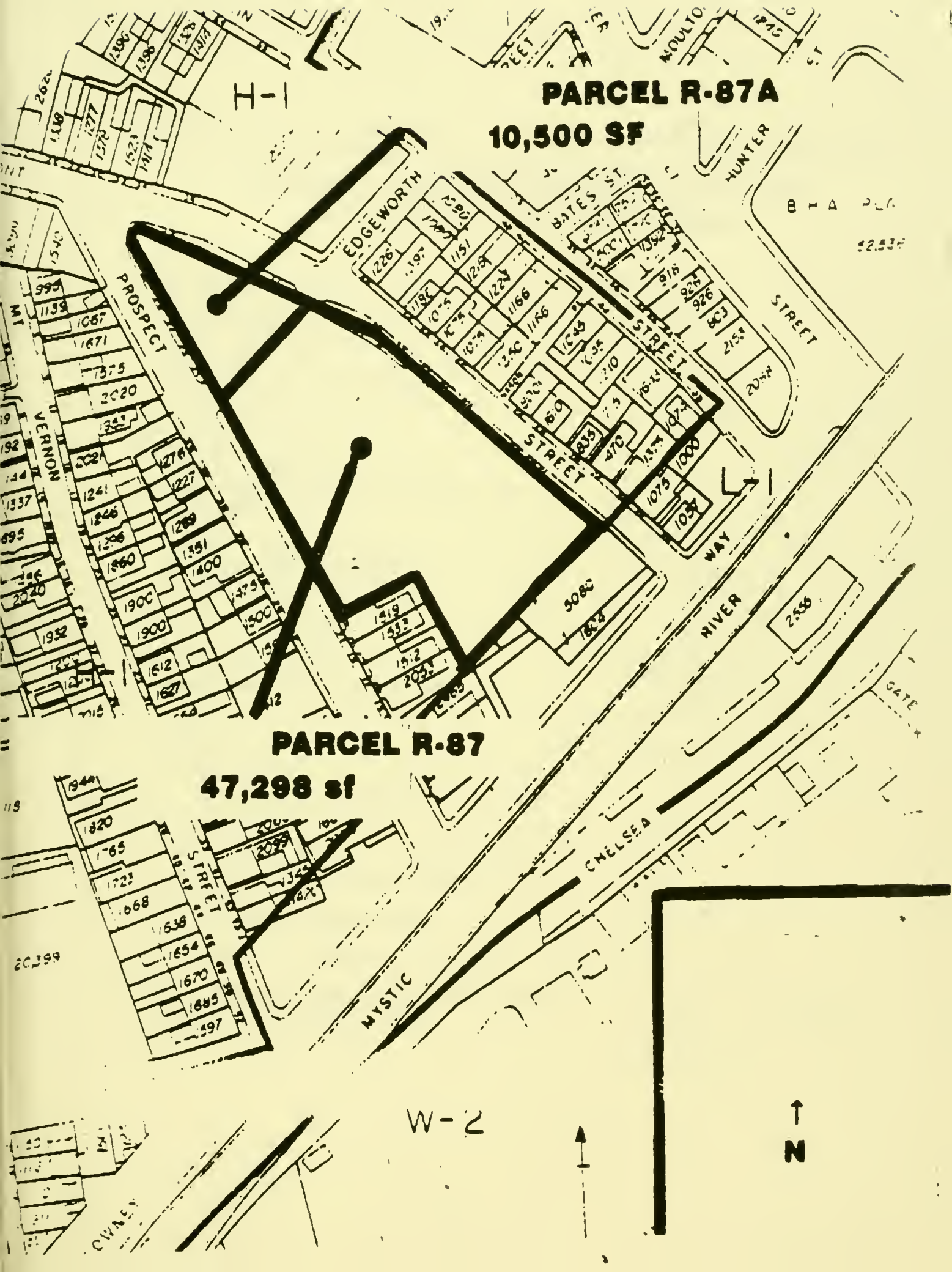
DEVELOPERS' KITS ARE AVAILABLE MONDAY NOVEMBER 21, 1988 AND MAY BE PICKED UP IN ROOM 948, CITY HALL BY CONTACTING LAURA BURNS (722-4300) AND MAKING OUT A CHECK TO THE BOSTON REDEVELOPMENT AUTHORITY IN THE AMOUNT OF \$25.00.

PROPOSALS MUST BE SUBMITTED TO THE AUTHORITY BY 5:00 MONDAY JANUARY 23, 1989.

AUTHORITY STAFF WILL BE AVAILABLE TO ASSIST DEVELOPERS ONCE THE DEVELOPERS' KIT HAS BEEN PURCHASED.

KANE SIMONIAN, EXECUTIVE DIRECTOR

PARCEL R-87A
10,500 SF



Project _____
Developer _____

Date _____
Tel.#/Contact Person _____

RESIDENTIAL CONDOMINIUM DEVELOPMENT PRO FORMA

(Estimates in 19__ Dollars)

(Provide phased information where necessary)

TOTAL HARD COSTS

Condominium Units (\$ ____/GSF)	\$ _____	\$ _____
Unit Finishes (\$ ____/NSF)	_____	
Condominium Parking (\$ ____/GSF)	_____	
(# of spaces)	_____	
Site Costs (\$ ____/GSF)	_____	
Premium Costs (\$ ____/GSF)	_____	
Other (specify)	_____	

TOTAL SOFT COSTS

Architect/Engineering	_____	\$ _____
Marketing/Brokerage/Advertising	_____	
Developer's Fee	\$ _____	
Legal	_____	
Permits & Fees (specify)	_____	
Construction Period Costs	_____	
Construction Loan Interest		
(____ mos. @ ____ % with		
average balance of		
\$ _____)	_____	
Financing Fees	_____	
Real Estate Taxes and Linkage	_____	
during Construction (____ mos.)	_____	
Sales Period Costs	\$ _____	
Loan Interest		
(____ mos. @ ____ % with		
average balance of		
\$ _____)	_____	
Sale Period Real Estate Taxes	_____	
(____ mos.)	_____	
Sale Period Operating Expenses	_____	
Other (specify)	_____	
Other Related Costs (specify)	\$ _____	
CONTINGENCY (____ % of \$ _____)	\$ _____	

TOTAL CONDOMINIUM DEVELOPMENT COSTS

Soft Costs as % Hard Costs	_____	\$ _____
Soft Costs as % TDC	_____	

Project _____
Developer _____

Date _____
Tel.#/Contact Person _____

CONDOMINIUM SALES PRO FORMA
(Estimates in 19__ Dollars)
(Use __% inflation factor 19__)

CONDOMINIUM UNITS

Gross Sales Proceeds		\$ _____
Gross Condominium Sales/NSF	\$ _____	
Less Total Condominium Units Development Cost		(_____)
Total Condominium Units Cost/NSF	\$ _____	
Net Profit (Before Taxes)		_____
Return on Gross Sales Proceeds		_____ %
(Net Profit/Gross Sales Proceeds)		_____ %

CONDOMINIUM PARKING SPACES

Gross Sales Proceeds		\$ _____
Gross Parking Sales/Space	\$ _____	
Less Total Condominium Parking Development Cost		(_____)
Total Parking Cost/Space	\$ _____	
Net Profit (Before Taxes)		\$ _____
Return on Gross Sales Proceeds		_____ %
(Net Profit/Gross Sales Proceeds)		_____ %

TOTAL SALES

Total Condominium Gross Sales Proceeds		\$ _____
Less Total Condominium Development Costs		(_____)
Net Profit (Before Taxes)		\$ _____
Total Return on Gross Condo Sales Proceeds		_____ %
(Net Profit/Total Gross Sales Proceeds)		_____ %
Return on Equity		_____ %
Equity Participation (Amount and % of Total Condominium Cost) \$ _____ (_____ %)		

Project _____
Developer _____

Date _____
Tel.#/Contact Person _____

CONDOMINIUM COST OF OWNERSHIP PRO FORMA

(Estimates in 19__ Dollars)
(Use __% inflation factor from 19__)

Total Number of Units _____

Total 1 Bedroom _____ 3 Bedroom _____
 2 Bedroom _____ Other _____

List Each Unit

<u>No. of Bedrooms</u>	<u>Unit Size (NSF)</u>	<u>Unit Price</u>	<u>Downpayment</u>
------------------------	------------------------	-------------------	--------------------

	<u>Market</u>	<u>Subsidized</u>
Annual Common Area Charges (\$____/NSF)	\$ _____	\$ _____
Annual Real Estate Taxes (\$____/NSF)	_____	_____
Annual Mortgage Payment (____% on \$_____ for____ years)	_____	_____
Annual Service Charges (please specify membership fees, special services, etc.)	_____	_____
Total Annual Cost of Ownership (Before-tax)	_____	_____
Total Monthly Cost of Ownership (Before-tax)	_____	_____

PART I - REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE ¹

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper:

b. Address and ZIP Code of Redeveloper:

c. IRS Number of Redeveloper:

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

*(Name of Local Public Agency)*in

*(Name of Urban Renewal or Redevelopment Project Area)*in the City of

 , State of

 ,
is described as follows ²3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of

 :☐ A corporation.☐ A nonprofit or charitable institution or corporation.☐ A partnership known as☐ A business association or a joint venture known as☐ A Federal, State, or local government or instrumentality thereof.☐ Other (explain)

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization:

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

¹If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.²Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

PART I - REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE (Continued)

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock¹.
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODEPOSITION TITLE (if any) AND PERCENT OF INTEREST OR
DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper):

NAME, ADDRESS, AND ZIP CODEDESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

¹ If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.

PART I - REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE (Continued)

Form Approved
OMB No. 63R-0867

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment. \$
- b. Cost per dwelling unit of any residential redevelopment. \$
- c. Total cost of any residential rehabilitation \$
- d. Cost per dwelling unit of any residential rehabilitation \$

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

<u>TYPE AND SIZE OF DWELLING UNIT</u>	<u>ESTIMATED AVERAGE</u>	<u>ESTIMATED AVERAGE</u>
	<u>MONTHLY RENTAL</u>	<u>SALE PRICE</u>
	\$	\$

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals;

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices:

CERTIFICATION

I (We)¹ _____
 certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.²

Dated: _____

Dated: _____

Signature_____
Signature_____
Title_____
Title_____
Address and ZIP Code_____
Address and ZIP Code

¹ If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.

² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

PART II - REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

(For Confidential Official Use of the Local Public Agency and the Department of Housing and Urban Development. Do Not Transmit to HUD Unless Requested or Item 8b is Answered "Yes.")

1. a. Name of Redeveloper:

b. Address and ZIP Code of Redeveloper:

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

(Name of Local Public Agency)

in _____
(Name of Urban Renewal or Redevelopment Project Area)

in the City of _____, State of _____,
is described as follows:

3. Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms? ☐ YES ☐ NO

If Yes, list each such corporation or firm by name and address, specify its relationship to the Redeveloper, and identify the officers and directors or trustees common to the Redeveloper and such other corporation or firm.

4. a. The financial condition of the Redeveloper, as of _____, 19____, is as reflected in the attached financial statement.

(NOTE: Attach to this statement a certified financial statement showing the assets and the liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old.)

b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based:

5. If funds for the development of the land are to be obtained from sources other than the Redeveloper's own funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land:

PART II - REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY (Continued)

6. Sources and amount of cash available to Redeveloper to meet equity requirements of the proposed undertaking:

a. In banks:

NAME, ADDRESS, AND ZIP CODE OF BANKAMOUNT

\$

b. By loans from affiliated or associated corporations or firms:

NAME, ADDRESS, AND ZIP CODE OF SOURCEAMOUNT

\$

c. By sale of readily salable assets:

DESCRIPTIONMARKET VALUE

\$

MORTGAGES OR LIENS

\$

7. Names and addresses of bank references:

8. a. Has the Redeveloper or (if any) the parent corporation, or any subsidiary or affiliated corporation of the Redeveloper or said parent corporation, or any of the Redeveloper's officers or principal members, shareholders or investors, or other interested parties (as listed in the responses to Items 5, 6, and 7 of the Redeveloper's Statement for Public Disclosure and referred to herein as "principals of the Redeveloper") been adjudged bankrupt, either voluntary or involuntary, within the past 10 years? ☐ YES ☐ NO

If Yes, give date, place, and under what name.

- b. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been indicted for or convicted of any felony within the past 10 years? ☐ YES ☐ NO

If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. Attach any explanation deemed necessary.

9. a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper, including identification and brief description of each project and date of completion:

PART II - REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY (Continued)

- b. If the Redeveloper or any of the principals of the Redeveloper has ever been an employee, in a supervisory capacity, for construction contractor or builder on undertakings comparable to the proposed redevelopment work, name of such employee, name and address of employer, title of position, and brief description of work:
10. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in which the Redeveloper or any of the principals of the Redeveloper is or has been the redeveloper, or a stockholder, officer, director or trustee, or partner of such a redeveloper:
11. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper is to participate in the development of the land as a construction contractor or builder:
- a. Name and address of such contractor or builder:
- b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract? ☐ YES ☐ NO
If Yes, explain:
- c. Total amount of construction or development work performed by such contractor or builder during the last three years: \$ _____.
- General description of such work:

- d. Construction contracts or developments now being performed by such contractor or builder:

IDENTIFICATION OF
CONTRACT OR DEVELOPMENT

LOCATION

AMOUNT
\$

DATE TO BE
COMPLETED

PART II - REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY (Continued)

e. Outstanding construction-contract bids of such contractor or builder:

AWARDING AGENCYAMOUNT
\$DATE OPENED

12. Brief statement respecting equipment, experience, financial capacity, and other resources available to such contractor or builder for the performance of the work involved in the redevelopment of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor:

13. a. Does any member of the governing body of the Local Public Agency to which the accompanying bid or proposal is being made or any officer or employee of the Local Public Agency who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☐ NO

If Yes, explain.

- b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☐ NO

If Yes, explain.

14. Statements and other evidence of the Redeveloper's qualifications and financial responsibility (other than the financial statement referred to in Item 4a) are attached hereto and hereby made a part hereof as follows:

CERTIFICATION

I (We) I _____
certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of the Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief.²

Dated: _____

Dated: _____

Signature_____
Signature_____
Title_____
Title_____
Address and ZIP Code_____
Address and ZIP Code

¹ If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation; if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper.

² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department

BOSTON PUBLIC LIBRARY



3 9999 06550 938 0

